

Southern California Association of Governments

SCAG

Housing Element Compliance and Building Permit Issuance in the SCAG Region

April 2006

Mission Statement

Leadership

Vision

Progress

Leadership, vision and **progress** which promote economic growth, personal well-being, and livable communities for all Southern Californians.

The Association will accomplish this Mission by:

- Developing long-range regional plans and strategies that provide for efficient movement of people, goods and information; enhance economic growth and international trade; and improve the environment and quality of life.
- Providing quality information services and analysis for the region.
- Using an inclusive decision-making process that resolves conflicts and encourages trust.
- Creating an educational and work environment that cultivates creativity, initiative, and opportunity.

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Building Permit Issuance in the SCAG Region
April 2006**

**Community Development Division
Planning and Policy Department
Southern California Association of Governments (SCAG)**

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EXECUTIVE SUMMARY

As a service to SCAG members and policy makers, SCAG prepares a Housing Element Compliance and Building Permit Issuance Report to monitor the progress and performance towards meeting the housing goals in the region. This report is an update of the April 2005 Report. It reflects the most recent building activity data through December 2005.

The report is organized into six parts with detailed information on housing element compliance status, building permit issuance as compared to new housing construction needs, and low income housing tax credit projects in the SCAG region. The following is a summary of major findings of the report.

Major Findings

Housing Element Compliance Status

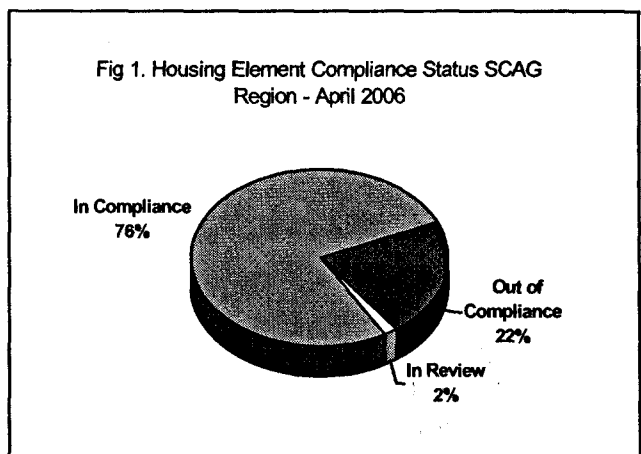
The California State Housing Element Law (Article 10.6 of the Government Code) mandates that each jurisdiction in the State submit a Housing Element to the California Department of Housing and Community Development (HCD) for review. After review of the Element, HCD is required to report its written findings in a comment letter to the local government. The comment letter states that the Draft or Adopted Element is either “in compliance” with State law or in need of revision and therefore “not in compliance.”

HCD also publishes a summary report of the compliance status of Housing Elements at its Web site (www.hcd.ca.gov/hpd/hrc/plan/he/status.pdf). The report is updated regularly by HCD but does not contain annotation on review comments.

Based on the comment letters and the summary report, the Housing Elements of 148 jurisdictions in the SCAG region are in compliance with the State Housing Element Law as of April 5, 2006 (see Fig. 1). It represents 76 percent of the 193 jurisdictions in the region, marking a two percentage point improvement from the last report in April 2005.

The Housing Elements of 42 jurisdictions in the SCAG region (22%) are still out of compliance with the State Housing Element Law as of April 5, 2006. In addition, three cities have their Housing Element currently under review by the HCD.

Detailed listings of all jurisdictions by compliance status are reported in Tables 2.1 and 2.2 of Chapter 2.

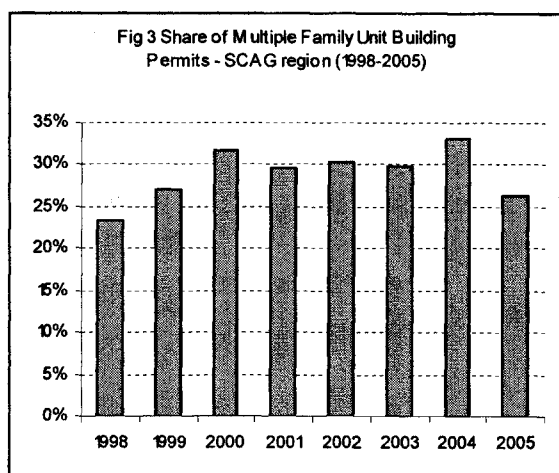
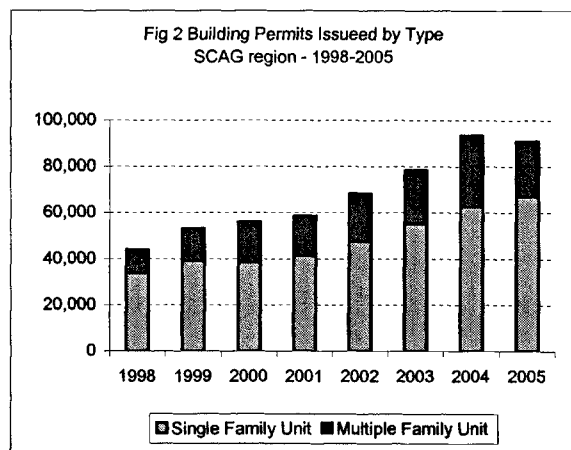


Building Permit Issuance

From January 1998 (the beginning of the current RNHA cycle) through June 2005, a total of 498,932 building permits have been issued by all jurisdictions in the SCAG region. Of these permits, just under 30 (29.4%) percent or 146,741 are for multiple family units. In addition, there has been a steady increase in the number of building permits issued, both for single family units and for multiple family units, since 1998 (see Fig. 2). However, with the exception of a notable increase from 1998 to 2000, the share of building permits for multiple family units has stayed virtually the same since 2000 (see Figure 3).

The current RHNA planning period runs from January 1998 through June 2005 for a total of 90 months. As of June 2005, a total of 90 months has passed since January 1998, representing 100 percent of the current RHNA cycle. Therefore, jurisdictions that have

permitted new housing units equal to or more than 100 percent of their housing needs either met or exceeded their housing goals (see Table 1).



By this measurement, the SCAG region as a whole exceeded the regional housing goal set up in the last RHNA. As of June 2005, a total of 498,932 building permits have been issued by all jurisdictions in the region. It represents 114 percent of the total housing need of 437,984.

By the same measurement, at the subregional level, nine out of 14 subregions have met or exceeded their subregional housing goals. At jurisdictional level, 95 jurisdictions – less than half of all jurisdictions – have exceeded their jurisdictional housing goals.

Relationship of Permit Issuance and Meeting Affordable Housing Goals

The Low Income Tax Credit Program supports nearly 30 percent of the multifamily housing built in the region. The private market did not function on its own to supply multifamily housing in Southern California.

The subregions that met the highest proportion of its affordable housing goal were among the lowest performing in terms of meeting their total construction needs. The highest number of affordable and multifamily units was concentrated in the region's largest central cities. This tended to concentrate new low-income affordable housing in a community already housing a disproportionately high level of such housing.

The suburbanization of construction activity during the period contributed to higher than average market rate housing performance relative to affordable housing provision. These fast growing communities offer the most opportunities for entry level home ownership.

The subregion with the second highest level of performance relative to total construction needs had most of its communities in a non-compliance status, while the highest performing subregion in terms of meeting its affordable housing goals had one-third of its jurisdictions in the non-compliance category. Some consideration for self-certification in the next RHNA cycle should be considered, especially when performance is high relative to a combination of market and affordable housing performance.

Low Income Housing Tax Credit (LIHTC) Projects

The California Tax Credit Allocation Committee (CTCAC), the California State Treasurer's Office, administers one federal and one state LIHTC programs. Both programs were authorized to encourage private investment in rental housing for low- and lower-income families and individuals.

The housing projects that have been awarded LIHTC by CTCAC from 1998 through 2005 contain a total of 50,498 housing units in the SCAG region (see Table 2). Almost ninety-three percent, or 46,843 of these units are low-income units. Because virtually all are multiple-family housing, the units from the LIHTC projects represent a large share of the regional building permits for multiple-family housing units (about 28.9% from January 1998 through December 2005).

While the region as a whole and most sub areas have met or exceeded RHNA construction targets and the region appears to exceed its regional goal for producing market rate housing for higher income households, housing deficits still persist. Population growth has outpaced building production and households with housing problems have grown, so still not enough housing, particularly affordable housing is available.

The production of affordable housing for lower income households depends on the availability of Federal and State housing subsidy programs, i.e., the LIHTC programs, and is below regional expectations.

Because housing construction is focused in "hot" spots or booming areas, keep in mind that total construction for market areas can be deceptive. Only nine out of the SCAG 14

subregions met 100% or more of the RHNA construction goal for the 1998-2005 period. Most communities fell below their local targets as some jurisdictions in each submarket far exceeded their housing demand goals, and many others fell well short, particularly in the affordable housing category.

Meeting affordable housing needs is dependent on available capital subsidy programs and is typically addressed through some combination of Low Income Housing Tax Credit project awards, Local Redevelopment housing resources, local inclusionary and housing trust fund programs, and federal housing program entitlements. Over the last RHNA planning period, fewer than 29% of Regional affordable housing needs were met through the Low-Income Housing Tax Credit program alone.

Summary

The continued eastward and outward direction of growth is apparent. There are also widening home ownership, production, income and affordability gaps throughout much of the region. While Southern California has met its total construction target, still more needs to be done. Local governments, nevertheless, should be commended for meeting their collective construction goals for the current RHNA cycle.

**Table 1 SCAG RHNA Allocation (January 1998 - June 2005) and
Housing Performance (January 1998 - June 2005) by County and Subregion**

SCAG County and Subregion	RNHA Total Construction Need ¹	New Housing Units Permitted 1/1998 through 6/2005 ²	Building Permit Issuance as a Percent of Total Construction Need
Imperial County	12,500	7,959	64%
LA County Total	179,003	141,133	79%
LA County Unincorp.	52,202	23,008	44%
Arroyo Verdugo	8,473	2,766	33%
City of Los Angeles	60,481	55,063	91%
Gateway Cities	11,077	8,246	74%
Las Virgenes	475	1,748	368%
North LA County	24,240	20,850	86%
San Gabriel	12,313	16,381	133%
South Bay	6,218	8,935	144%
Westside Cities	3,524	4,136	117%
Orange County	75,502	78,579	104%
Riverside County Total	93,593	166,559	178%
Riverside County Unincorp.	30,677	50,695	165%
Coachella Valley	8,451	38,834	460%
Western Riverside	54,465	77,030	141%
San Bernardino County	57,652	78,798	137%
Ventura County	19,734	25,904	131%
SCAG Region Total	437,984	498,932	114%

¹ RHNA Planning Period: January 1, 1998 through June 30, 2005

² Data Source : The Construction Industry Research Board monthly building permits data.

**Table 2 Comparison of RHNA Affordable Housing Units¹ (1998-June 2005) and
LIHTC Affordable Housing Units² (1998- 2005)³**

SUBREGION	TOTAL DWELLING UNITS BUILT UNDER LIHTC PROJECTS	RHNA Affordable Housing Need		LIHTC Affordable Housing Units		% of RHNA Affordable Housing Needs Met
		#	% of regional total	#		% of regional total
ARROYO VERDUGO	217	4,770	2.9%	117	0.3%	2.5%
CITY OF LOS ANGELES	16,456	28,948	17.5%	13,703	29.3%	45.8%
COACHELLA VALLEY	3,458	6,035	3.7%	3,426	7.3%	56.8%
GATEWAY CITIES	4,532	6,103	3.7%	4,384	9.4%	71.8%
IMPERIAL VALLEY	1,380	5,458	3.3%	1,367	2.9%	25.0%
LAS VIRGENES	0	948	0.6%	0	0.0%	0.0%
NORTH LOS ANGELES	2,168	17,361	10.5%	2,148	4.6%	12.4%
ORANGE COUNTY	7,163	24,771	15.0%	7,053	15.1%	28.5%
SAN BERNARDINO COUNTY	4,325	21,922	13.3%	4,140	8.8%	18.9%
SAN GABRIEL VALLEY	3,959	7,181	4.3%	3,826	8.2%	53.2%
SOUTH BAY CITIES	815	2,773	1.7%	787	1.7%	28.4%
VENTURA COUNTY	2,506	7,056	4.3%	2,440	5.2%	34.6%
WESTERN RIVERSIDE	3,303	29,540	17.9%	3,244	6.9%	11.0%
WESTSIDE CITIES	213	2,353	1.4%	208	0.4%	8.8%
REGIONAL TOTAL	50,498	165,219	100.0%	46,843	100.0%	28.4%

¹ Low and very low income units.

² Low income units.

³ There is no uniform, reliable data source for the creation of lower income housing units. As a proxy, SCAG staff used Lower Income Housing Tax Credit projects and units as a minimum measure of achievement. Other capital subsidy and local programs may include: redevelopment low and moderate income housing set-aside funds, federal housing and community development funds, and local inclusionary or housing trust fund resources.

I. INTRODUCTION

After completion of the last Regional Housing Needs Assessment (RHNA) in 2000, SCAG committed to monitoring the region's progress in meeting regional housing goals. As a result, SCAG prepares a Housing Element Compliance and Building Permit Issuance Report to monitor the progress and performance towards meeting the housing goals in the region. This report, as an update of the April 2005 report, is the last update for the 2000 RHNA. This report presents all building permit activities between January 1998 and June 2005, the planning period covered by the last RHNA.

It should be noted, however, that at the request of SCAG, the California Department of Housing and Community Development has set the next statutory due date for the next report to June 30, 2008 (instead of June 30, 2006). This was done in order to implement new provision of law, actively supported by SCAG, enacted by Government Code Section 65584.02. The objective of these new provisions is to coordinate the RHNA process with the forecasting process for the 2007 Regional Transportation Plan, allowing for better coordination between housing and transportation planning (see Appendix C).

The report is organized into six parts: an Executive Summary, three chapters, and two appendices. The Executive Summary presents major findings of this report. The first chapter briefly describes the purpose and organization of the report. Chapter II. Housing Element Review Status reports on jurisdictions' Housing Element compliance status. Chapter III. Building Permit Issuance is a jurisdictional listing of the building permits issued from January 1998 through June 2005. The building permits are also compared to housing new construction needs adopted in the RHNA process for the 1998-2005 planning period.

The first appendix contains the adopted RHNA numbers by SCAG subregion and jurisdiction for the RHNA planning period from January 1998 through June 2005.

Total dwelling units and low income dwelling units from the low income housing tax credit (LIHTC) projects from January 1998 through 2005 are included in Appendix B: Housing Units of Low Income Housing Tax Credit (LIHTC) Projects. This appendix also includes information about the federal and state LIHTC programs administered by the California Tax Credit Allocation Committee (CTCAC). In addition, this appendix has two summary tables. One summary table shows an estimated breakdown of regional building permits by market rate housing units and affordable low income housing tax credit units; while the other table presents an estimated income breakdown of regional progress towards meeting housing goals.

SCAG has compiled considerable housing planning resources to assist in Housing Element compliance on its web application at <http://api.ucla.edu/rhna/index.cfm>. This site contains information on regional housing market trends, online training modules on various housing issues, sample plans and case studies, as well as the determinations and background material for the RHNA.

II. HOUSING ELEMENT REVIEW STATUS BY SCAG SUBREGIONS AND JURISDICTIONS

Enacted in 1969, the California State Housing Element Law (Article 10.6 of the Government Code) mandates that local governments adequately plan to meet the existing and projected housing needs of all economic segments in their jurisdictions. The law requires local governments to adopt general plans, especial the housing element of the general plans, which provide opportunities for and do not unduly constrain housing development within their jurisdictions. As a result, each jurisdiction in the State is required to submit a Housing Element, both as a draft and after the Element has been formally adopted by the jurisdiction's governing body, to the California Department of Housing and Community Development (HCD) for review.

HCD is required by law to review housing elements and report its written findings within 60 days for a draft-housing element (Government Code Section 65585(b)) and within 90 days for an adopted element (Government Code Section 65585(h)). After review of the Element, HCD is required to report its written findings in a comment letter to the local government. The comment letter states that the Draft or Adopted Element is either "*in compliance*" with State law or in need of revision and therefore "*not in compliance*." The Southern California Association of Governments (SCAG) receives copies of all such letters.

HCD also publishes a summary report of the compliance status of the Housing Elements at its Web site (<http://www.hcd.ca.gov/hpd/hrc/plan/he/status.pdf>). The report is updated regularly by HCD but does not contain annotation on review comments.

As of April 2006⁴, the Housing Elements of 148 jurisdictions in the SCAG region are in compliance with the State Housing Element Law (see Table 2.1). It represents 76 percent of the 193 jurisdictions that are accounted for in the region, an increase of only three percent from the last report in April 2005.

The Housing Elements of 42 jurisdictions in the SCAG region are still out of compliance with the State Housing Element Law as of April 2006 (see Table 2.2). The Housing Element of three jurisdictions are currently under review by the HCD.

Table 2.1 on the next page lists all jurisdictions whose Housing Elements are found by HCD to be in compliance with State Housing Element Law. Jurisdictions are organized by subregion and sorted alphabetically within each subregion. The table includes additional information on whether the jurisdiction's Housing Element is in draft format or has been adopted, the date of adoption if applicable, and the date of HCD review.

Table 2.2 on page 7 is a list of all jurisdictions whose Housing Elements are found by HCD to be out of compliance with State Housing Element Law. Again, Jurisdictions are organized by subregion and sorted alphabetically within each subregion. In addition to the information reported in Table 2.1, this table also contains brief notation summarizing key review comments from HCD for those that have not received a compliance finding. It should be noted that HCD reviews are generally detailed, and that the notation shown in this table is intended to provide brief paraphrasing.

⁴ Based on the April 5, 2006 status report downloaded from HCD's Web site.

**Table 2.1 Jurisdictions with Housing Elements in Compliance with
State Housing Element Law by Subregion, April 2006**

JURISDICTION	DRAFT OR ADOPTED HOUSING ELEMENT	DATE ADOPTED BY JURISDICTION	DATE REVIEWED BY HCD
ARROYO VERDUGO			
BURBANK	ADOPTED	6/26/2001	8/22/2001
GLENDALE	ADOPTED	10/11/2005	3/07/2006
CITY OF LOS ANGELES			
LOS ANGELES	ADOPTED	12/18/2002	2/27/2002
SAN FERNANDO	ADOPTED	11/6/2000	12/15/2000
COACHELLA VALLEY			
CATHEDRAL	ADOPTED	12/13/2000	1/11/2001
COACHELLA	ADOPTED	8/22/2001	12/4/2001
DESERT HOT SPRINGS	ADOPTED	9/5/2000	12/29/2000
INDIO	ADOPTED	3/2/2005	5/12/2005
LA QUINTA	ADOPTED	11/2/2004	12/30/2004
PALM DESERT	ADOPTED	2/14/2002	5/22/2002
RANCHO MIRAGE	ADOPTED	10/18/2001	11/9/2001
GATEWAY CITIES			
ARTESIA	ADOPTED	11/10/2003	12/17/2003
BELLFLOWER	ADOPTED	11/24/2003	2/2/2004
BELL GARDENS	ADOPTED	11/14/2005	2/21/2006
CERRITOS	ADOPTED	2/28/2002	6/11/2002
COMMERCE	DRAFT		8/6/1992
COMPTON	ADOPTED	6/27/2000	10/3/2000
DOWNEY	ADOPTED	12/11/2001	7/18/2002
HAWAIIAN GARDENS	ADOPTED	10/28/2003	2/3/2004
HUNTINGTON PARK	ADOPTED	12/18/2000	4/26/2001
LAKEWOOD	ADOPTED	8/22/2002	11/8/2002
LA MIRADA	ADOPTED	5/8/2001	6/8/2001
LONG BEACH	ADOPTED	4/17/2001	7/13/2001
MAYWOOD	ADOPTED	10/9/2001	8/14/2002
NORWALK	ADOPTED	7/17/2001	11/1/2001
PARAMOUNT	ADOPTED	1/3/2005	3/24/2005
PICO RIVERA	ADOPTED	11/20/2001	11/20/2001
SANTA FE SPRINGS	ADOPTED	12/14/2000	2/2/2001
SIGNAL HILL	ADOPTED	12/18/2001	3/26/2002
VERNON	DRAFT ⁵		
IMPERIAL COUNTY	ADOPTED	3/20/2001	3/27/2001
IMPERIAL VALLEY			

⁵ In review as of 4/5/2006

JURISDICTION	DRAFT OR ADOPTED HOUSING ELEMENT	DATE ADOPTED BY JURISDICTION	DATE REVIEWED BY HCD
BRAWLEY	ADOPTED	5/29/2001	6/6/2001
CALEXICO	ADOPTED	10/5/1999	3/1/2000
CALIPATRIA	ADOPTED	3/24/2004	5/21/2004
EL CENTRO	ADOPTED	3/15/2000	4/20/2000
HOLTVILLE	ADOPTED	4/9/2001	5/23/2001
IMPERIAL	ADOPTED	4/18/2001	5/26/2001
WESTMORLAND	ADOPTED	8/21/2002	2/11/2003
LAS VIRGENES			
AGOURA HILLS	ADOPTED	7/13/2001	10/11/2001
CALABASAS	ADOPTED	10/3/2001	3/6/2002
WESTLAKE VILLAGE	ADOPTED	7/10/2002	9/6/2002
LOS ANGELES COUNTY	ADOPTED	10/23/2001	2/15/2002
NORTH LOS ANGELES			
LANCASTER	ADOPTED	6/26/2001	9/21/2001
PALMDALE	ADOPTED	4/11/2001	7/19/2001
SANTA CLARITA	ADOPTED	5/25/2004	8/13/2004
ORANGE COUNTY	DRAFT ⁶		
ALISO VIEJO	ADOPTED	4/21/2004	7/27/2004
ANAHEIM	ADOPTED	10/29/2002	2/6/2003
BREA	ADOPTED	10/3/2000	3/28/2001
BUENA PARK	ADOPTED	6/12/2001	8/17/2001
COSTA MESA	ADOPTED	11/19/2001	2/22/2002
CYPRESS	ADOPTED	9/10/2001	11/9/2001
FOUNTAIN VALLEY	ADOPTED	11/7/2000	3/22/2001
FULLERTON	ADOPTED	12/14/2001	3/21/2002
GARDEN GROVE	ADOPTED	2/12/2002	5/30/2002
HUNTINGTON BEACH	ADOPTED	12/18/2000	4/10/2001
IRVINE	ADOPTED	11/27/2001	5/9/2002
LA HABRA	ADOPTED	7/7/2003	10/20/2003
LA PALMA	ADOPTED	1/7/2003	4/3/2003
LAGUNA BEACH	ADOPTED	7/17/2001	9/20/2001
LAGUNA NIGUEL	ADOPTED	6/20/2000	9/25/2000
LAGUNA WOODS	ADOPTED	7/16/2003	10/2/2003
LAKE FOREST	ADOPTED	12/19/2000	5/8/2001
LOS ALAMITOS	ADOPTED	3/26/2001	6/29/2001
NEWPORT BEACH	ADOPTED	4/12/2005	6/20/2005
ORANGE	ADOPTED	10/9/2001	11/29/2001
PLACENTIA	ADOPTED	12/2/2002	3/3/2003

⁶ In review as of 4/5/2006

JURISDICTION	DRAFT OR ADOPTED HOUSING ELEMENT	DATE ADOPTED BY JURISDICTION	DATE REVIEWED BY HCD
RANCHO ST. MARGARITA	ADOPTED	12/19/2002	7/22/2003
SAN CLEMENTE	ADOPTED	12/20/2000	9/14/2001
SAN JUAN CAPISTRANO	ADOPTED	11/6/2001	11/21/2001
SANTA ANA	ADOPTED	12/18/2000	4/19/2001
STANTON	ADOPTED	6/12/2001	10/23/2001
TUSTIN	ADOPTED	11/4/2002	2/5/2003
VILLA PARK	ADOPTED	6/26/2001	12/18/2001
WESTMINSTER	ADOPTED	4/4/2001	5/30/2001
YORBA LINDA	ADOPTED	3/19/2002	7/1/2002
RIVERSIDE COUNTY	ADOPTED	10/04/2005	12/27/2005
SAN BERNARDINO COUNTY			
APPLE VALLEY	ADOPTED	6/27/2000	11/2/2000
BARSTOW	ADOPTED	6/5/2000	7/26/2000
BIG BEAR LAKE	ADOPTED	2/11/2002	3/19/2002
CHINO	ADOPTED	9/18/2001	12/21/2001
COLTON	ADOPTED	8/6/2002	11/26/2002
HESPERIA	ADOPTED	8/7/2002	11/8/2002
HIGHLAND	ADOPTED	9/25/2001	2/1/2002
ONTARIO	ADOPTED	12/4/2001	3/26/2002
RANCHO CUCAMONGA	ADOPTED	1/24/2002	8/9/2002
REDLANDS	ADOPTED	10/15/2002	1/17/2003
RIALTO	ADOPTED	3/6/2001	6/25/2001
SAN BERNARDINO	ADOPTED	7/7/2003	9/10/2003
TWENTYNINE PALMS	ADOPTED	6/27/2000	9/15/2000
UPLAND	ADOPTED	8/13/2001	11/21/2001
VICTORVILLE	ADOPTED	4/17/2001	6/25/2001
YUCCA VALLEY	ADOPTED	9/21/2000	11/2/2000
SAN GABRIEL VALLEY			
ALHAMBRA	ADOPTED	12/10/2001	3/19/2002
ARCADIA	ADOPTED	11/6/2001	2/11/2002
AZUSA	ADOPTED	12/3/2001	12/26/2001
BALDWIN PARK	ADOPTED	12/21/2001	10/23/2003
BRADBURY	ADOPTED	12/19/2000	4/4/2001
CLAREMONT	ADOPTED	7/24/2001	11/2/2001
DIAMOND BAR	ADOPTED	1/16/2001	3/22/2001
DURATE	ADOPTED	8/24/2004	11/3/2004
EL MONTE	ADOPTED	7/1/2001	10/24/2001
GLENDORA	ADOPTED	4/11/2002	6/25/2002
INDUSTRY	ADOPTED	10/14/1999	10/22/1999
LA PUENTE	ADOPTED	12/12/2000	4/13/2001

JURISDICTION	DRAFT OR ADOPTED HOUSING ELEMENT	DATE ADOPTED BY JURISDICTION	DATE REVIEWED BY HCD
LA VERNE	ADOPTED	10/16/2000	12/12/2000
MONROVIA	ADOPTED	4/22/2003	5/12/2003
MONTEREY PARK	ADOPTED	7/18/2001	1/30/2002
PASADENA	ADOPTED	11/4/2002	2/13/2003
POMONA	ADOPTED	12/17/2001	3/8/2002
ROSEMEAD	ADOPTED	3/26/2002	6/6/2002
SAN DIMAS	ADOPTED	8/13/2002	11/19/2002
SAN GABRIEL	ADOPTED	11/19/2002	1/7/2003
SIERRA MADRE	ADOPTED	3/24/2003	5/9/2003
SOUTH EL MONTE	ADOPTED	4/9/2003	4/23/2003
WALNUT	ADOPTED	2/13/2002	6/12/2002
SOUTH BAY CITIES			
CARSON	ADOPTED	7/2/2002	8/14/2002
EL SEGUNDO	ADOPTED	7/1/2001	10/24/2001
GARDENA	ADOPTED	12/12/2000	1/11/2001
HAWTHORNE	ADOPTED	8/25/2003	12/12/2003
HERMOSA BEACH	ADOPTED	8/18/2003	9/12/2003
INGLEWOOD	ADOPTED		2/28/2006
LAWNDALE	ADOPTED	5/21/2001	9/10/2001
MANHATTAN BEACH	ADOPTED	2/4/2003	5/14/2003
RANCHO PALOS VERDES	ADOPTED	8/21/2001	9/20/2001
REDONDO BEACH	ADOPTED	10/17/2000	12/20/2000
TORRANCE	ADOPTED	2/27/2001	6/25/2001
HAWTHORNE	ADOPTED	8/25/2003	12/12/2003
VENTURA COUNTY	ADPOTED	6/19/2001	10/18/2001
CAMARILLO	ADOPTED	11/19/2003	12/16/2003
FILLMORE	ADOPTED	5/13/2003	7/24/2003
MOORPARK	ADOPTED	12/19/2001	3/8/2002
OJAI	ADOPTED	1/22/2002	5/14/2002
OXNARD	ADOPTED	12/19/2000	5/10/2001
PORT HUENEME	ADOPTED	5/2/2001	9/6/2001
SAN BUENAVENTURA	ADOPTED	4/20/2004	7/30/2004
SANTA PAULA	ADOPTED	8/19/2002	9/20/2002
SIMI VALLEY	ADOPTED	11/19/2001	3/13/2002
THOUSAND OAKS	ADOPTED	12/12/2000	3/30/2001
WESTERN RIVERSIDE			
BEAUMONT	ADOPTED	11/19/2002	3/3/2003
CALIMESA	ADOPTED	1/7/2002	4/29/2002
CORONA	ADOPTED	7/18/2001	8/14/2001
HEMET	ADOPTED	9/25/2001	11/9/2001

JURISDICTION	DRAFT OR ADOPTED HOUSING ELEMENT	DATE ADOPTED BY JURISDICTION	DATE REVIEWED BY HCD
LAKE ELSINORE	ADOPTED	2/26/2002	6/26/2002
MORENO VALLEY	DRAFT ⁷		
MURRIETA	ADOPTED	12/18/2001	12/26/2001
PERRIS	ADOPTED	2/13/2001	7/6/2001
TEMECULA	ADOPTED	10/8/2002	12/3/2002
WESTSIDE CITIES			
CULVER CITY	ADOPTED	7/9/2001	8/10/2001
SANTA MONICA	ADOPTED	2/11/2001	3/21/2002
WEST HOLLYWOOD	ADOPTED	5/20/2002	9/16/2002

Table 2.2 Jurisdictions with Housing Elements Out of Compliance with State Housing Element Law by Subregion, April 2006

JURISDICTION	DRAFT OR ADOPTED	DATE ADOPTED	DATE REVIEWED	SUMMARY OF HCD COMMENTS
ARROYO VERDUGO				
LA CANADA FLINTRIDGE	DRAFT		7/27/2001	NEED TO DEMONSTRATE PROGRAMS TO FACILITATE RECYCLING IN DOWNTOWN.
COACHELLA VALLEY				
BLYTHE	DRAFT		6/6/2003	HCD IS PLEASED TO FIND THE REVISED DRAFT ELEMENT ADDRESSES THE STATUTORY REQUIREMENTS DESCRIBED IN THE PREVIOUS REVIEW. THE ELEMENT WILL BE IN FULL COMPLIANCE WITH STATE HOUSING ELEMENT LAW WHEN ADOPTED AND SUBMITTED TO HCD.
INDIAN WELLS	ADOPTED	12/7/2000	4/17/2001	ANALYZE IMPACTS OF CITY'S L/U ON DEVELOPMENT OF LOWER-INCOME HHDS, POTENTIAL GOVERNMENTAL CONSTRAINTS. NEED TO STRENGTHEN HOUSING PROGRAMS.
PALM SPRINGS	DRAFT		4/18/2003	SHOULD CLEARLY DEMONSTRATE THE DEVELOPMENT VIABILITY OF IDENTIFIED SITES AND INCLUDE A MORE DETAILED DESCRIPTION AND ANALYSIS OF POTENTIAL GOVERNMENT CONSTRAINTS.
GATEWAY CITIES				
AVALON	DRAFT		12/06/2005	REVISIONS ARE NEEDED. FOR EXAMPLE, THE ELEMENT MUST BE EXPANDED TO PROVIDE MORE INFORMATION CONCERNING THE CITY'S POTENTIAL GOVERNMENTAL CONSTRAINTS.
BELL	ADOPTED			LAST REVIEW ON OCTOBER 9, 1996
CUDAHY	ADOPTED			LAST REVIEW ON SEPTEMBER 29, 1992
LA HABRA HEIGHTS	ADOPTED	1/10/2002	4/26/2002	THE ELEMENT FAILS TO DEMONSTRATE HOW THE CITY CAN PROVIDE FOR ITS ENTIRE SHARE OF THE REGIONAL HOUSING NEED, BY INCOME CATEGORY, AND HOW CONSTRAINTS IMPOSED BY THE CITY'S CURRENT LAND-USE DESIGNATIONS AND REQUIREMENTS CAN BE MITIGATED TO FACILITATE THIS DEVELOPMENT.

⁷ In review as of 4/5/2006

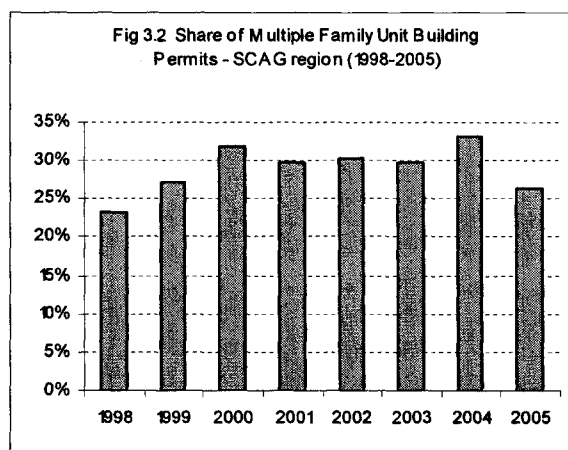
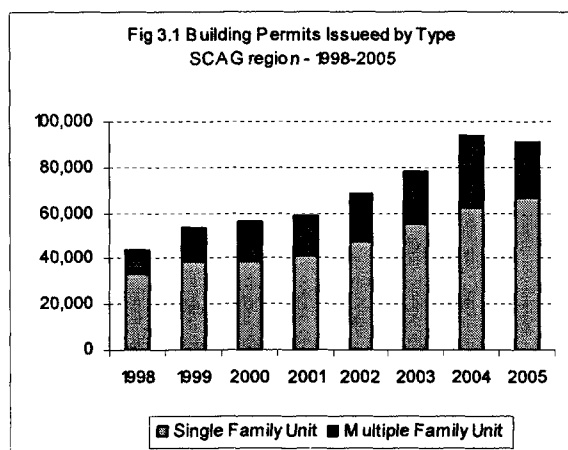
JURISDICTION	DRAFT OR ADOPTED	DATE ADOPTED	DATE REVIEWED	SUMMARY OF HCD COMMENTS
LYNWOOD	DRAFT		12/14/2001	NEED TO SHOW LAND AVAILABILITY - DENSITY FOR INCOME - STRENGTHEN HOUSING PROGRAMS.
SOUTH GATE	ADOPTED	4/11/2005	9/16/2005	
WHITTIER	DRAFT		1/27/2006	LAST REVIEW ON JANUARY 27, 2006
LAS VIRGENES				
HIDDEN HILLS	ADOPTED	2/14/2005	07/27/2005	ELEMENT NEEDS TO DEMONSTRATE HOW NEED ALLOCATION BY INCOME CATEGORY WILL BE MET. ALSO, MUST INCLUDE IMPLEMENTATION SCHEDULE, ADEQUATE SITES AND ENHANCED PUBLIC PARTICIPATION.
MALIBU	ADOPTED	2/12/2001	6/20/2001	IMPROVE LAND INVENTORY, ANALYSIS OF GOVERNMENTAL CONSTRAINTS AND ADEQUATE SITES. ANALYSIS OF MEASURE P NEEDED. DENSITY FOR ALL INCOMES NEEDED.
ORANGE COUNTY				
DANA POINT	DRAFT		12/18/2000	ADEQUATE SITES ANALYSIS NEEDS IMPROVEMENT, NEED IMPLEMENTATION TIMELINES.
LAGUNA HILLS	ADOPTED	11/27/2001	3/7/2002	NEED TO STRENGTHEN HOUSING PROGRAMS, FIVE-YEAR SCHEDULE OF ACTION AND IDENTIFY ADEQUATE SITES AND ADDRESS GOVERNMENT CONSTRAINTS.
MISSION VIEJO	ADOPTED	12/4/2000	6/9/2004	FAILED TO REZONE TWO SITES FOR HIGH-DENSITY MULTIFAMILY DEVELOPMENT BY JANUARY 2003.
SEAL BEACH	DRAFT		8/23/2001	NEEDS TO IDENTIFY AFFORDABLE SITES & LAND INVENTORY.
SAN BERNARDINO COUNTY	ADOPTED	6/24/2003	10/22/2004	THE COUNTY'S RESUBMITTAL REQUEST DOES NOT PROPOSE REVISIONS TO THE ADOPTED HOUSING ELEMENT. THE ELEMENT'S LAND INVENTORY SHOULD BE REVISED AND EXPANDED TO DEMONSTRATE THE COUNTY'S CAPACITY TO PROVIDE OPPORTUNITIES FOR THE DEVELOPMENT OF A VARIETY OF HOUSING TYPES, INCLUDING MULTIFAMILY HOUSING; MITIGATE THE CONDITIONAL USE PERMIT PROCESS FOR MULTIFAMILY DEVELOPMENT; AND, STRENGTHEN PROGRAMS BY INCLUDING SPECIFIC IMPLEMENTATION TIMELINES.
ADELANTO	DRAFT		6/1/2001	THE LAND INVENTORY SECTION OF THE ELEMENT SHOULD BE REVISED AND EXPANDED TO DEMONSTRATE THE CITY'S CAPACITY TO ACCOMMODATE ITS REGIONAL HOUSING NEED ALLOCATION FOR ALL INCOME LEVELS.
CHINO HILLS	DRAFT		01/27/2006	NEED TO USE DRAFT NUMBERS (FOR LOW AND VERY LOW-INCOME), ANALYZE GOVERNMENTAL CONSTRAINTS, IDENTIFY ADEQUATE SITES.
FONTANA	DRAFT		10/18/2004	SHOULD DEMONSTRATE HOW IDENTIFIED SITES CAN ACCOMMODATE THE CITY'S REGIONAL HOUSING NEED AND ANALYZE AND MITIGATE POTENTIAL GOVERNMENTAL CONSTRAINTS.
GRAND TERRACE	DRAFT		06/10/2005	NEED TO MAKE REVISION IN HOUSING PROGRAMS, THE ELEMENT MUST DEMONSTRATE THE CITY'S ABILITY TO FACILITATE AND ENCOURAGE THE DEVELOPMENT OF HOUSING APPROPRIATE FOR LOW INCOME NEED OF NON-SENIORS.

JURISDICTION	DRAFT OR ADOPTED	DATE ADOPTED	DATE REVIEWED	SUMMARY OF HCD COMMENTS
LOMA LINDA	DRAFT		4/7/2003	THE ELEMENT SHOULD BE REVISED TO EXPAND AND CLARIFY THE LAND INVENTORY AND THE ANALYSIS OF GOVERNMENT CONSTRAINTS.
MONTCLAIR	ADOPTED	6/19/2002	9/26/2002	THE ELEMENT'S LAND INVENTORY DOES PROVIDE SITES TO ACCOMMODATE THE CITY'S SHARE OF THE REGIONAL HOUSING NEED FOR LOWER-INCOME HOUSEHOLDS. THE ELEMENT ALSO INDICATES A SHORTFALL OF SITES TO ACCOMMODATE THE CITY'S TOTAL HOUSING ALLOCATION WITHOUT INCLUDING A REQUIRED PROGRAM TO ADDRESS THIS DEFICIENCY.
NEEDLES	DRAFT		12/28/2004	HCD IS PLEASED TO FIND THE REVISED DRAFT ELEMENT ADDRESSES THE STATUTORY REQUIREMENTS DESCRIBED IN THE PREVIOUS REVIEW. THE ELEMENT WILL BE IN FULL COMPLIANCE WITH STATE HOUSING ELEMENT LAW WHEN ADOPTED AND SUBMITTED TO HCD.
YUCAIPA	ADOPTED	1/22/2001	4/30/2001	NEED TO IDENTIFY SUFFICIENT SITES, INCLUDE A 5-YR ACTION PLAN AND ADDRESS GOVERNMENTAL CONSTRAINTS.
SAN GABRIEL VALLEY				
COVINA	ADOPTED			LAST REVIEW ON FEBRUARY 28, 1995
IRWINDALE	ADOPTED			LAST REVIEW ON FEBRUARY 4, 1994
MONTEBELLO	ADOPTED			LAST REVIEW ON JUNE 24, 1994
SAN MARINO	DRAFT		6/22/2001	THE ELEMENT SHOULD INCLUDE A PROGRAM TO ASSIST IN THE DEVELOPMENT OF ADEQUATE HOUSING TO MEET THE NEEDS OF LOW- AND MODERATE-INCOME HOUSEHOLDS. THE CITY SHOULD DESCRIBE ITS DILIGENT EFFORTS TO ACHIEVE THE PUBLIC PARTICIPATION OF ALL ECONOMIC SEGMENTS IN THE DEVELOPMENT OF THE HOUSING ELEMENT.
SOUTH PASADENA	ADOPTED	3/7/2001	9/7/2001	NEED SUFFICIENT SITES TO ACCOMMODATE REGIONAL HOUSING NEED GOVERNMENTAL CONSTRAINTS ANALYSIS.
TEMPLE CITY	DRAFT		11/21/2001	REVISED DRAFT ELEMENT NEEDS TO PROVIDE ADEQUATE SITES & PROVIDE LOW-INCOME HOUSING IDENTIFY ADEQUATE SITES - PROGRAM TO MEET LOW INCOME NEED
WEST COVINA	DRAFT		2/14/2005	THE ELEMENT SHOULD ANALYZE AND MITIGATE GOVERNMENTAL CONSTRAINTS, AND STRENGTHEN CERTAIN PROGRAMS.
SOUTH BAY CITIES				
LOMITA	DRAFT		9/21/2001	NEED EXPANDED LAND INVENTORY TO DEMONSTRATE ABILITY TO MEET NEED. PROGRAMS, IMPLEMENTATION STRATEGIES SHOULD BE EXPANDED (9/21).
PALOS VERDES ESTATES	ADOPTED	8/14/2001	11/20/2001	ADOPTED ELEMENT NEEDS PROGRAMMATIC OBJECTIVES, IMPLEMENTATION & PUBLIC OUTREACH ACTIONS STRENGTHENED LAND INVENTORY AND GOVERNMENTAL CONSTRAINTS 12/21/2000.
ROLLING HILLS	ADOPTED	7/9/2001	10/17/2001	NEED ADOPTED FINDINGS THAT ADDRESS STATE STATUTE. NEED TO PROVIDE FOR ADEQUATE SITES. REVIEW COMMENT ON CHANGE TO 2ND UNIT

JURISDICTION	DRAFT OR ADOPTED	DATE ADOPTED	DATE REVIEWED	SUMMARY OF HCD COMMENTS
				ORDINANCE AND PUBLIC PARTICIPATION.
ROLLING HILLS ESTATES	DRAFT		5/4/2001	THE ELEMENT SHOULD BE REVISED TO DEMONSTRATE: 1) THE CITY HAS SUFFICIENT LAND, ZONED AT APPROPRIATE DENSITIES, TO ACCOMMODATE THE DEVELOPMENT OF HOUSING COMMENSURATE WITH ROLLING HILLS ESTATES' SHARE OF THE REGIONAL HOUSING NEED FOR LOW- AND MODERATE-INCOME HOUSEHOLDS, AND 2) THE CITY'S COMPLIANCE WITH PROGRAM REQUIREMENTS.
WESTERN RIVERSIDE				
BANNING	DRAFT		11/04/2005	THE CITY SHOULD DEMONSTRATE THAT THE CONDITIONS USE PERMIT (CUP) CRITERIA FACILITATE AND ENCOURAGE DEVELOPMENT OF TRANSITIONAL HOUSING OR EMERGENCY SHELTER. THE CUP CRITERIA SHOULD BE EITHER CLEARLY DEFINED OR REVISED, ELIMINATING THE DISCRETIONARY NATURE IN THE PERMIT APPROVAL PROCESS.
CANYON LAKE	DRAFT		2/14/2003	THE ELEMENT SHOULD DEMONSTRATE HOW THE LAND INVENTORY CAN ACCOMMODATE THE CITY'S REGIONAL HOUSING NEEDS ALLOCATION, ANALYZE AND MITIGATE GOVERNMENTAL CONSTRAINTS AND ENSURE THAT ALL ECONOMIC SEGMENTS OF THE CITY'S POPULATION HAVE THE OPPORTUNITY TO PROVIDE INPUT INTO THE DEVELOPMENT OF THIS HOUSING ELEMENT UPDATE.
NORCO	DRAFT		1/11/2001	PREVIOUS REVIEW NEEDS SITES ANALYSIS, QUANTIFIED OBJECTIVES, PROGRAM FOR ALL INCOMES.
RIVERSIDE	DRAFT		9/15/2004	HCD IS PLEASED TO FIND THE REVISED DRAFT ELEMENT ADDRESSES THE STATUTORY REQUIREMENTS DESCRIBED IN THE PREVIOUS REVIEW. THE ELEMENT WILL BE IN FULL COMPLIANCE WITH STATE HOUSING ELEMENT LAW WHEN ADOPTED AND SUBMITTED TO HCD.
SAN JACINTO	DRAFT		3/21/2006	LAST REVIEW ON MARCH 21, 2006
WESTSIDE CITIES				
BEVERLY HILLS	ADOPTED	7/19/2001	10/23/2001	NEED TO IDENTIFY ADEQUATE SITES & DESCRIBE WHEN PROGRAMS WILL BE IMPLEMENTED. NEED TO DEMONSTRATE SUFFICIENT SITES, DISCUSS CONSTRAINTS, EXPAND PROGRAMS PER 5/24/2001.

III. BUILDING PERMIT ISSUANCE⁸ BY SCAG SUBREGIONS AND JURISDICTIONS, JANUARY 1998 – JUNE 2005

From January 1998 (the beginning of the current RHNA cycle) through June 2005, a total of 498,932 building permits have been issued by all jurisdictions in the SCAG region. Of these permits, just under 30 (29.4%) percent or 146,741 are for multiple family units. In addition, there has been a steady increase in the number of building permits issued since 1998 for single family units, but that number declined for multiple family units between 2004 and 2005 (see Fig. 3.1 below.). However, with the exception of a notable increase from 1998 to 2000, the share of building permits for multiple family units has stayed about the same since 2000 (see Figure 3.2 below).



The current RHNA planning period runs from January 1998 through June 2005 for a total of 90 months. By June 2005, the SCAG region as a whole has already exceeded the regional housing goal. A total of 498,932 building permits have been issued by all jurisdictions in the region. It represents almost 14 percent over the total housing need of 437,984. (see Table 3.1 on the next page).

At the subregional level, nine out of 14 subregions have already exceeded their subregional housing goals (see Table 3.1). At jurisdictional level, 95 jurisdictions have reached their jurisdictional housing goals (see Table 3.2 on the next page).

The RHNA construction need and permit issuance data is by subregion and jurisdiction. While the region as a whole and most sub areas have met or exceeded RHNA construction targets, housing deficits still persist. Population growth has outpaced building production and households while housing problems have grown, indicating that not enough housing, particularly affordable housing, is available.

Because housing construction is focused in "hot" spots or booming areas, it is important to remember that total construction for market areas can be deceptive. Only nine out of the SCAG 14 subregions met 100% or more of the RHNA construction goal for the 1998-2005 planning period. But 98 jurisdictions fell below their local targets as some jurisdictions in each submarket exceeded their housing demand goals, and many others fell well short, particularly in the affordable housing category.

⁸ The Construction Industry Research Board compiles monthly building permits issued by local jurisdictions.

Meeting affordable housing needs is dependent on available capital subsidy programs and are typically addressed through some combination of Low Income Housing Tax Credit project awards, Local Redevelopment housing resources, local inclusionary and housing trust fund programs, and federal housing program entitlements. Over the last RHNA planning period, fewer than 29% of Regional affordable housing need were met through the Low-Income Housing Tax Credit program alone.

The continued eastward and outward direction of growth is apparent. There are also widening home ownership, production, income and affordability gaps throughout much of the region. While Southern California has met its total construction target, more still needs to be done. Local governments, nevertheless, should be commended for meeting their collective construction goals for the current RHNA cycle.

Table 3.1 SCAG RHNA Allocation (January 1998 - June 2005) and Housing Performance (January 1998 - June 2005) by County and Subregion

SCAG County and Subregion	RHNA Total Construction Need ¹	New Housing Units Permitted 1/1998 through 6/2005 ²	Building Permit Issuance as a Percent of Total Construction Need ²
Imperial County	12,500	7,959	64%
LA County Total	179,003	141,133	79%
LA County Unincorp.	52,202	23,008	44%
Arroyo Verdugo	8,473	2,766	33%
City of Los Angeles	60,481	55,063	91%
Gateway Cities	11,077	8,246	74%
Las Virgenes	475	1,748	368%
North LA County	24,240	20,850	86%
San Gabriel	12,313	16,381	133%
South Bay	6,218	8,935	144%
Westside Cities	3,524	4,136	117%
Orange County	75,502	78,579	104%
Riverside County Total	93,593	166,559	178%
Riverside County Unincorp.	30,677	50,695	165%
Coachella Valley	8,451	38,834	460%
Western Riverside	54,465	77,030	141%
San Bernardino County	57,652	78,798	137%
Ventura County	19,734	25,904	131%
SCAG Region Total	437,984	498,932	114%

¹ RHNA Planning Period: January 1, 1998 through June 30, 2005

² Data Source : The Construction Industry Research Board monthly building permits data.

**Table 3.2 SCAG RHNA Allocation (January 1998 - June 2005) and
Housing Performance (January 1998 - June 2005) by Subregion and Jurisdiction**

SCAG Subregion and Jurisdiction	RNHA Total Construction Need	New Housing Units Permitted 1/1998 through 6/2005	Building Permit Issuance as a Percent of Total Construction Need
Arroyo Verdugo			
Burbank	2,241	1,440	64%
Glendale	6,099	1,083	18%
La Canada Flintridge	133	243	183%
Subregion Total	8,473	2,766	33%
City of Los Angeles			
Los Angeles	60,280	54,943	91%
San Fernando	201	120	60%
Subregion Total	60,481	55,063	91%
Coachella Valley			
Blythe	853	518	61%
Cathedral City	865	4,294	496%
Coachella	1,488	3,083	207%
Desert Hot Springs	233	2,547	1093%
Indian Wells	182	1,077	592%
Indio	1,098	8,438	768%
La Quinta	912	9,013	988%
Palm Desert	444	4,000	901%
Palm Springs	1,502	2,515	167%
Rancho Mirage	874	3,349	383%
Subregion Total	8,451	38,834	460%
Gateway Cities			
Artesia	145	181	125%
Avalon	30	68	227%
Bell	582	116	20%
Bellflower	686	590	86%
Bell Gardens	426	121	28%
Cerritos	340	239	70%
Commerce	110	17	15%
Compton	655	342	52%
Cudahy	196	144	73%
Downey	482	360	75%
Hawaiian Gardens	198	100	51%
Huntington Park	541	131	24%
La Habra Heights	202	82	41%
La Mirada	371	529	143%

SCAG Subregion and Jurisdiction	RNHA Total Construction Need	New Housing Units Permitted 1/1998 through 6/2005	Building Permit Issuance as a Percent of Total Construction Need
Lakewood	866	103	12%
Long Beach	1,463	3,157	216%
Lynwood	979	237	24%
Maywood	239	40	17%
Norwalk	445	287	64%
Paramount	144	87	60%
Pico Rivera	552	355	64%
Santa Fe Springs	94	58	62%
Signal Hill	260	624	240%
South Gate	763	190	25%
Vernon	0	0	
Whittier	308	88	29%
Subregion Total	11,077	8,246	74%
Imperial Valley			
Brawley	1,139	1,025	90%
Calexico	1,303	2,644	203%
Calipatria	217	137	63%
El Centro	626	1,605	256%
Holtville	106	199	188%
Imperial	1,094	1,481	135%
Westmorland	114	86	75%
Unincorporated Area	7,901	782	10%
Subregion Total	12,500	7,959	64%
Las Virgenes			
Agoura Hills	77	583	757%
Calabassas	0	624	
Hidden Hills	69	43	62%
Malibu	14	409	2921%
Westlake Village	315	89	28%
Subregion Total	475	1,748	368%
North Los Angeles			
Lancaster	7,205	6,803	94%
Palmdale	9,878	6,899	70%
Santa Clarita	7,157	7,148	100%
Subregion Total	24,240	20,850	86%
Orange County			
Aliso Viejo		94	
Anaheim	11,508	3,038	26%
Brea	1,052	1,385	132%

SCAG Subregion and Jurisdiction	RNHA Total Construction Need	New Housing Units Permitted 1/1998 through 6/2005	Building Permit Issuance as a Percent of Total Construction Need
Buena Park	1,011	984	97%
Costa Mesa	1,268	511	40%
Cypress	578	478	83%
Dana Point	450	576	128%
Fountain Valley	305	757	248%
Fullerton	1,706	2,735	160%
Garden Grove	1,235	785	64%
Huntington Beach	2,015	3,004	149%
Irvine	10,782	22,519	209%
La Habra	587	494	84%
La Palma	79	137	173%
Laguna Beach	15	470	3133%
Laguna Hills	0	73	
Laguna Niguel	1,236	1,109	90%
Laguna Woods	113	6	5%
Lake Forest	183	174	95%
Los Alamitos	0	90	
Mission Viejo	1,110	1,920	173%
Newport Beach	476	3,171	666%
Orange	3,204	2,856	89%
Placentia	1,633	1,577	97%
Rancho Santa Margarita		117	
San Clemente	2,719	5,094	187%
San Juan Capistrano	839	523	62%
Santa Ana	1,339	912	68%
Seal Beach	265	265	100%
Stanton	646	203	31%
Tustin	3,298	1,458	44%
Villa Park	18	65	361%
Westminster	1,560	874	56%
Yorba Linda	1,585	2,473	156%
Unincorporated Area	22,687	17,652	78%
Subregion Total	75,502	78,579	104%
San Bernardino County			
Adelanto	900	2,355	262%
Apple Valley	1,000	4,221	422%
Barstow	491	230	47%
Big Bear Lake	102	924	906%
Chino	2,135	1,892	89%

SCAG Subregion and Jurisdiction	RNHA Total Construction Need	New Housing Units Permitted 1/1998 through 6/2005	Building Permit Issuance as a Percent of Total Construction Need
Chino Hills	3,806	3,540	93%
Colton	968	520	54%
Fontana	7,298	11,173	153%
Grand Terrace	245	88	36%
Hesperia	2,509	5,432	217%
Highland	2,202	2,000	91%
Loma Linda	1,512	1,260	83%
Montclair	895	260	29%
Needles	239	142	59%
Ontario	2,401	2,352	98%
Rancho Cucamonga	2,343	13,733	586%
Redlands	1,931	1,792	93%
Rialto	2,198	947	43%
San Bernardino	0	1,636	
Twenty-nine Palms	1,034	358	35%
Upland	2,350	1,446	62%
Victorville	2,500	9,197	368%
Yucaipa	1,799	2,854	159%
Yucca Valley	582	1,260	216%
Unincorporated Area	16,211	9,186	57%
Subregion Total	57,651	78,798	137%
San Gabriel Valley			
Alhambra	973	544	56%
Arcadia	461	1,343	291%
Azusa	677	570	84%
Baldwin Park	475	616	130%
Bradbury	12	27	225%
Claremont	283	570	201%
Covina	100	154	154%
Diamond Bar	144	377	262%
Duarte	354	217	61%
El Monte	1,187	1,421	120%
Glendora	265	246	93%
Industry	0	11	
Irwindale	27	6	22%
La Puente	515	119	23%
La Verne	79	466	590%
Monrovia	303	390	129%
Montebello	563	298	53%

SCAG Subregion and Jurisdiction	RNHA Total Construction Need	New Housing Units Permitted 1/1998 through 6/2005	Building Permit Issuance as a Percent of Total Construction Need
Monterey Park	313	823	263%
Pasadena	1,777	3,815	215%
Pomona	580	1,123	194%
Rosemead	776	421	54%
San Dimas	91	170	187%
San Gabriel	301	377	125%
San Marino	0	41	
Sierra Madre	89	95	107%
South El Monte	112	78	70%
South Pasadena	206	208	101%
Temple City	161	705	438%
Walnut	227	257	113%
West Covina	1,262	893	71%
Subregion Total	12,313	16,381	133%
South Bay Cities			
Carson	623	1,239	199%
El Segundo	78	189	242%
Gardena	639	467	73%
Hawthorne	597	206	35%
Hermosa Beach	332	584	176%
Inglewood	852	423	50%
Lawndale	78	153	196%
Lomita	219	117	53%
Manhattan Beach	250	1,404	562%
Palos Verdes Estates	55	164	298%
Rancho Palos Verdes	53	244	460%
Redondo Beach	919	1,836	200%
Rolling Hills	60	28	47%
Rolling Hills Estates	79	98	124%
Torrance	1,384	1,783	129%
Subregion Total	6,218	8,935	144%
Ventura County			
Camarillo	1,800	3,299	183%
Fillmore	808	421	52%
Moorpark	1,255	1,340	107%
Ojai	209	96	46%
Oxnard	3,298	5,729	174%
Port Hueneme	254	152	60%
San Buenaventura	1,950	2,380	122%

SCAG Subregion and Jurisdiction	RNHA Total Construction Need	New Housing Units Permitted 1/1998 through 6/2005	Building Permit Issuance as a Percent of Total Construction Need
Santa Paula	1,393	194	14%
Simi Valley	2,767	5,709	206%
Thousand Oaks	4,322	4,936	114%
Unincorporated Area	1,678	1,648	98%
Subregion Total	19,734	25,904	131%
Western Riverside			
Banning	1,780	2,203	124%
Beaumont	2,175	4,646	214%
Calimesa	480	91	19%
Canyon Lake	36	473	1314%
Corona	5,933	8,109	137%
Hemet	3,321	4,556	137%
Lake Elsinore	3,763	4,162	111%
Moreno Valley	3,557	10,357	291%
Murrieta	10,384	12,816	123%
Norco	1,096	664	61%
Perris	1,263	5,149	408%
Riverside	7,722	10,828	140%
San Jacinto	5,339	3,597	67%
Temecula	7,616	9,379	123%
Subregion Total	54,465	77,030	141%
Westside Cities			
Beverly Hills	256	648	253%
Culver City	650	189	29%
Santa Monica	2,208	2,920	132%
West Hollywood	410	379	92%
Subregion Total	3,524	4,136	117%

**APPENDIX A: ADOPTED REGIONAL HOUSING NEEDS ASSESSMENT (RHNA) BY SCAG
SUBREGION AND JURISDICTIONS, 1998-2005**

The following table shows the regional housing needs for the planning period from January 1998 through June 2005 as adopted by the Southern California Association of Governments, Regional Council, on November 2, 2000.

Table A. Regional Housing Needs, 1998-2005, Adopted by Southern California Association of Governments, Regional Council, November 2, 2000

SUBREGION AND JURISDICTION	VERY LOW INCOME	LOW INCOME	MODERATE INCOME	ABOVE MODERATE INCOME	TOTAL CONSTRUCTION NEED	PERCENT OF SUBREGIONAL TOTAL
ARROYO VERDUGO						
AVC UNINC	660	600	438	1,611	3,309	28.1%
BURBANK	496	397	496	853	2,241	19.0%
GLENDALE	1,579	1,004	1,231	2,285	6,099	51.8%
LACANADA FLINTRIDGE	20	15	21	77	133	1.1%
SUBREGIONAL TOTAL	2,755	2,015	2,186	4,826	11,782	100.0%
CITY OF LOS ANGELES						
LOS ANGELES	17,990	10,416	11,314	20,560	60,280	97.7%
SAN FERNANDO	52	34	43	72	201	0.3%
UNINCORPORATED	264	192	200	554	1,209	2.0%
SUBREGIONAL TOTAL	18,306	10,642	11,556	21,186	61,690	100.0%
COACHELLA VALLEY						
BLYTHE	234	137	166	316	853	5.9%
CATHEDRAL CITY	208	142	186	329	865	6.0%
COACHELLA	402	283	301	502	1,488	10.3%
UNINCORPORATED CVAG	1,649	1,028	1,150	2,224	6,051	41.7%
DESERT HOT SPRINGS	66	37	47	84	233	1.6%
INDIAN WELLS	27	18	27	110	182	1.3%
INDIO	288	181	220	409	1,098	7.6%
LAQUINTA	178	103	196	436	912	6.3%
PALM DESERT	77	67	85	215	444	3.1%
PALM SPRINGS	383	260	289	570	1,502	10.4%
RANCHO MIRAGE	157	111	135	470	874	6.0%
SUBREGIONAL TOTAL	3,668	2,367	2,803	5,664	14,502	100.0%
GATEWAY CITIES						
ARTESIA	34	29	32	50	145	0.9%
AVALON	8	6	5	10	30	0.2%
BELL	159	101	118	204	582	3.8%
BELLFLOWER	178	132	157	219	686	4.5%

SUBREGION AND JURISDICTION	VERY LOW INCOME	LOW INCOME	MODERATE INCOME	ABOVE MODERATE INCOME	TOTAL CONSTRUCTION NEED	PERCENT OF SUBREGIONAL TOTAL
BELL GARDENS	125	79	83	139	426	2.8%
CERRITOS	54	41	71	174	340	2.2%
COMMERCE	30	18	22	39	110	0.7%
COMPTON	190	109	127	228	655	4.2%
CUDAHY	60	36	37	64	196	1.3%
DOWNEY	102	86	114	180	482	3.1%
GATEWAY UNINC	725	716	803	2,095	4,339	28.1%
HAWAIIAN GARDENS	53	35	41	70	198	1.3%
HUNTINGTON PARK	159	95	104	183	541	3.5%
LAHABRA HEIGHTS	30	21	34	118	202	1.3%
LAKEWOOD	150	131	207	378	866	5.6%
LAMIRADA	60	57	86	168	371	2.4%
LONG BEACH	411	251	296	506	1,463	9.5%
LYNWOOD	277	175	191	335	979	6.3%
MAYWOOD	67	45	46	80	239	1.5%
NORWALK	100	83	109	153	445	2.9%
PARAMOUNT	38	25	30	52	144	0.9%
PICO RIVERA	122	93	126	212	552	3.6%
SANTA FE SPRINGS	26	18	20	29	94	0.6%
SIGNAL HILL	55	45	56	105	260	1.7%
SOUTH GATE	206	136	155	266	763	4.9%
VERNON	-	-	-	-	-	0.0%
WHITTIER	66	54	70	119	308	2.0%
SUBREGIONAL TOTAL	3,486	2,617	3,139	6,176	15,417	100.0%
IMPERIAL VALLEY						
BRAWLEY	322	173	227	417	1,139	9.1%
CALEXICO	350	204	266	483	1,303	10.4%
CALIPATRIA	63	38	54	62	217	1.7%
EL CENTRO	173	86	113	254	626	5.0%
HOLTVILLE	28	21	20	37	106	0.9%
IMPERIAL	226	136	200	532	1,094	8.8%
UNINCORPORATED AREA	2,388	1,197	1,491	2,824	7,901	63.2%
WESTMORLAND	36	15	25	37	114	0.9%
SUBREGIONAL TOTAL	3,588	1,870	2,396	4,647	12,500	100.0%
LAS VIRGENES						
LVMCCOG UNINC	387	437	456	735	2,015	80.9%
AGOURA HILLS	12	8	13	44	77	3.1%
CALABASAS	-	-	-	-	-	0.0%
HIDDEN HILLS	9	6	9	45	69	2.8%

SUBREGION AND JURISDICTION	VERY LOW INCOME	LOW INCOME	MODERATE INCOME	ABOVE MODERATE INCOME	TOTAL CONSTRUCTION NEED	PERCENT OF SUBREGIONAL TOTAL
MALIBU	2	2	2	8	14	0.6%
WESTLAKE VILLAGE	52	32	52	179	315	12.7%
SUBREGIONAL TOTAL	462	486	532	1,011	2,491	100.0%
NORTH LOS ANGELES						
NLA UNINCORP	5,023	3,795	5,928	15,428	30,174	55.5%
LANCASTER	1,609	1,241	1,681	2,675	7,205	13.2%
PALMDALE	1,974	1,521	2,487	3,895	9,878	18.2%
SANTA CLARITA	1,256	941	1,439	3,520	7,157	13.2%
SUBREGIONAL TOTAL	9,863	7,498	11,535	25,518	54,414	100.0%
ORANGE COUNTY						
ANAHEIM	2,710	1,639	2,625	4,534	11,508	15.2%
BREA	203	136	212	502	1,052	1.4%
BUENA PARK	225	149	235	402	1,011	1.3%
COSTA MESA	265	180	279	544	1,268	1.7%
CYPRESS	107	73	327	57	578	0.8%
DANA POINT	85	50	86	229	450	0.6%
FOUNTAIN VALLEY	53	37	60	154	305	0.4%
FULLERTON	374	227	375	731	1,706	2.3%
GARDEN GROVE	300	173	331	430	1,235	1.6%
HUNTINGTON BEACH	388	255	400	972	2,015	2.7%
IRVINE	1,942	1,186	2,049	5,605	10,782	14.3%
LA HABRA	140	83	136	229	587	0.8%
LA PALMA	14	10	16	39	79	0.1%
LAGUNA BEACH	3	2	3	8	15	0.0%
LAGUNA HILLS	-	-	-	-	-	0.0%
LAGUNA NIGUEL	202	138	107	789	1,236	1.6%
LAGUNA WOODS	20	15	25	53	113	0.1%
LAKE FOREST	73	7	27	76	183	0.2%
LOS ALAMITOS	-	-	-	-	-	0.0%
MISSION VIEJO	181	122	209	597	1,110	1.5%
NEWPORT BEACH	86	53	83	254	476	0.6%
ORANGE	635	395	657	1,518	3,204	4.2%
PLACENTIA	289	189	327	828	1,633	2.2%
SAN CLEMENTE	545	308	550	1,317	2,719	3.6%
SAN JUAN CAPISTRANO	164	116	167	393	839	1.1%
SANTA ANA	377	226	313	423	1,339	1.8%
SEAL BEACH	76	35	47	107	265	0.4%
STANTON	194	109	195	174	646	0.9%
TUSTIN	694	489	778	1,337	3,298	4.4%

SUBREGION AND JURISDICTION	VERY LOW INCOME	LOW INCOME	MODERATE INCOME	ABOVE MODERATE INCOME	TOTAL CONSTRUCTION NEED	PERCENT OF SUBREGIONAL TOTAL
UNINCORPORATED AREA	4,084	2,950	4,992	10,661	22,687	30.0%
VILLA PARK	2	2	3	11	18	0.0%
WESTMINSTER	367	211	337	645	1,560	2.1%
YORBA LINDA	248	162	289	887	1,585	2.1%
SUBREGIONAL TOTAL	15,046	9,725	16,237	34,506	75,502	100.0%
SAN BERNARDINO COUNTY						
ADELANTO	258	153	177	312	900	1.6%
APPLE VALLEY	209	166	211	414	1,000	1.7%
BARSTOW	124	87	113	167	491	0.9%
BIG BEAR LAKE	28	18	16	41	102	0.2%
CHINO	375	292	418	1,050	2,135	3.7%
CHINO HILLS	596	418	633	2,158	3,806	6.6%
COLTON	252	171	224	320	968	1.7%
FONTANA	1,617	1,167	1,600	2,913	7,298	12.7%
GRAND TERRACE	39	33	52	120	245	0.4%
HESPERIA	624	449	560	877	2,509	4.4%
HIGHLAND	534	368	471	829	2,202	3.8%
LOMA LINDA	332	235	296	649	1,512	2.6%
MONTCLAIR	209	152	193	341	895	1.6%
NEEDLES	66	39	45	88	239	0.4%
ONTARIO	495	373	498	1,035	2,401	4.2%
RANCHO CUCAMONGA	403	302	454	1,185	2,343	4.1%
REDLANDS	353	289	388	901	1,931	3.3%
RIALTO	479	330	496	894	2,198	3.8%
SAN BERNARDINO	0	0	0	0	0	0.0%
TWENTYNINE PALMS	271	172	215	377	1,034	1.8%
UNINCORPORATED AREA	3,891	2,626	3,181	6,500	16,211	28.1%
UPLAND	435	326	419	1,172	2,350	4.1%
VICTORVILLE	669	437	558	836	2,500	4.3%
YUCAIPA	486	323	373	617	1,799	3.1%
YUCCA VALLEY	154	95	114	219	582	1.0%
SUBREGIONAL TOTAL	12,901	9,021	11,704	24,015	57,652	100.0%
SAN GABRIEL VALLEY						
SGVCOG UNINC	1,073	1,067	1,113	3,097	6,320	33.9%
ALHAMBRA	263	185	214	311	973	5.2%
ARCADIA	55	32	46	327	461	2.5%
AZUSA	183	135	156	203	677	3.6%
BALDWIN PARK	119	81	100	176	475	2.5%
BRADBURY	2	1	1	8	12	0.1%

SUBREGION AND JURISDICTION	VERY LOW INCOME	LOW INCOME	MODERATE INCOME	ABOVE MODERATE INCOME	TOTAL CONSTRUCTION NEED	PERCENT OF SUBREGIONAL TOTAL
CLAREMONT	51	37	54	141	283	1.5%
COVINA	21	18	23	38	100	0.5%
DIAMOND BAR	23	17	27	76	144	0.8%
DUARTE	78	64	85	127	354	1.9%
EL MONTE	320	214	237	415	1,187	6.4%
GLENDORA	48	40	58	119	265	1.4%
INDUSTRY	-	-	-	-	-	-
IRWINDALE	6	5	6	10	27	0.1%
LAPUENTE	134	113	134	139	515	2.8%
LAVERNE	15	12	16	36	79	0.4%
MONROVIA	76	52	70	106	303	1.6%
MONTEBELLO	163	107	118	175	563	3.0%
MONTEREY PARK	94	53	59	106	313	1.7%
PASADENA	462	284	338	693	1,777	9.5%
POMONA	162	110	128	180	580	3.1%
ROSEMEAD	202	132	155	287	776	4.2%
SAN DIMAS	16	12	18	45	91	0.5%
SAN GABRIEL	78	57	63	102	301	1.6%
SAN MARINO	-	-	-	-	-	-
SIERRA MADRE	15	13	17	44	89	0.5%
SOUTH EL MONTE	31	20	21	39	112	0.6%
SOUTH PASADENA	35	31	45	95	206	1.1%
TEMPLE CITY	34	31	35	61	161	0.9%
WALNUT	34	23	36	134	227	1.2%
WEST COVINA	240	202	290	530	1,262	6.8%
SUBREGIONAL TOTAL	4,033	3,148	3,665	7,823	18,633	100.0%
SOUTH BAY CITIES						
SOUTHBAY UNINC	313	247	360	982	1,903	23.4%
CARSON	117	104	143	259	623	7.7%
EL SEGUNDO	14	11	16	37	78	1.0%
GARDENA	150	130	146	213	639	7.9%
HAWTHORNE	152	120	137	189	597	7.4%
HERMOSA BEACH	55	42	61	175	332	4.1%
INGLEWOOD	221	141	172	317	852	10.5%
LAWNDALE	19	15	18	26	78	1.0%
LOMITA	53	35	47	84	219	2.7%
MANHATTAN BEACH	41	29	42	139	250	3.1%
PALOS VERDES ESTATES	8	5	7	35	55	0.7%
RANCHO PALOS VERDES	8	5	8	31	53	0.7%

SUBREGION AND JURISDICTION	VERY LOW INCOME	LOW INCOME	MODERATE INCOME	ABOVE MODERATE INCOME	TOTAL CONSTRUCTION NEED	PERCENT OF SUBREGIONAL TOTAL
REDONDO BEACH	167	118	173	460	919	11.3%
ROLLING HILLS	8	5	7	40	60	0.7%
ROLLING HILLS ESTATES	11	8	11	48	79	1.0%
TORRANCE	235	184	287	678	1,384	17.0%
SUBREGIONAL TOTAL	1,573	1,200	1,634	3,713	8,120	100.0%
VENTURA COUNTY						
Camarillo	420	229	410	742	1,800	9.1%
Fillmore	150	98	134	427	808	4.1%
Moorpark	269	155	383	448	1,255	6.4%
Ojai	51	24	40	94	209	1.1%
Oxnard	751	460	476	1,420	3,298	16.7%
Port Hueneme	40	23	45	146	254	1.3%
San Buenaventura	488	272	354	836	1,950	9.9%
Santa Paula	257	188	241	708	1,393	7.1%
Simi Valley	632	343	684	1,110	2,767	14.0%
Thousand Oaks	965	590	1,234	1,534	4,322	21.9%
Ventura County	404	250	334	690	1,678	8.5%
SUBREGIONAL TOTAL	4,426	2,630	4,333	8,155	19,734	100.0%
WESTERN RIVERSIDE						
BANNING	481	285	409	605	1,780	2.3%
BEAUMONT	610	334	488	744	2,175	2.7%
CALIMESA	125	90	109	156	480	0.6%
CANYON LAKE	7	4	7	18	36	0.0%
CORONA	963	771	1,214	2,984	5,933	7.5%
HEMET	764	498	730	1,329	3,321	4.2%
LAKE ELSINORE	978	639	829	1,317	3,763	4.8%
MORENO VALLEY	623	462	818	1,654	3,557	4.5%
MURRIETA	1,942	1,370	2,139	4,933	10,384	13.1%
NORCO	197	132	231	537	1,096	1.4%
PERRIS	354	215	290	404	1,263	1.6%
RIVERSIDE	1,663	1,186	1,675	3,198	7,722	9.8%
SAN JACINTO	1,379	898	1,267	1,795	5,339	6.8%
TEMECULA	1,370	990	1,676	3,579	7,616	9.6%
UNINCORPORATED WRCOG	6,268	3,940	4,433	9,739	24,626	31.1%
SUBREGIONAL TOTAL	17,724	11,816	16,314	32,992	79,091	100.0%
WESTSIDE CITIES						
WSCITIES UNINC	574	465	561	1,333	2,933	45.4%
Beverly Hills	35	42	40	139	256	4.0%
Culver City	71	136	134	309	650	10.1%

SUBREGION AND JURISDICTION	VERY LOW INCOME	LOW INCOME	MODERATE INCOME	ABOVE MODERATE INCOME	TOTAL CONSTRUCTION NEED	PERCENT OF SUBREGIONAL TOTAL
Santa Monica	513	335	431	929	2,208	34.2%
West Hollywood	75	107	81	147	410	6.3%
SUBREGIONAL TOTAL	1,268	1,085	1,247	2,857	6,457	100.0%
REGIONAL TOTAL	99,099	66,118	89,281	183,090	437,984	

APPENDIX B: HOUSING UNITS OF LOW INCOME HOUSING TAX CREDIT (LIHTC) PROJECTS BY SCAG SUBREGION AND JURISDICTIONS, JANUARY 1998- 2005

The Low-Income Housing Tax Credit (LIHTC) is the most important resource for creating affordable housing in the United States. This appendix provides a brief description of the LIHTC program and lists the housing units from housing projects in the SCAG region that have been awarded LIHTC from 1998 through 2005.

1. The Low-Income Housing Tax Credit (LIHTC) Programs⁹

The California Tax Credit Allocation Committee, the California State Treasurer's Office, administers two low-income housing tax credit programs – a federal program and a state program. Both programs were authorized to encourage private investment in rental housing for low- and lower-income families and individuals.

The Federal Low Income Housing Tax Credit Program

Congress authorized the federal program ("Credit program") in 1986. It replaced traditional housing tax incentives, such as accelerated depreciation, with a tax credit that enables developers of affordable rental housing to raise project equity through the "sale" of tax benefits to investors.

The Credit program is contained in the federal tax code and is administered by the Internal Revenue Service, which is part of the U.S. Treasury Department. Section 42 of the Internal Revenue Code specifies that, in each state, the state legislature designates the "housing credit agency" to administer the Credit program. In California, responsibility for administering the program was assigned to the California Tax Credit Allocation Committee, first by a February 1987 gubernatorial proclamation, and later by enactment of SB 113, Chapter 658, Statutes of 1987. The federal tax credit was granted permanent status with passage of the Omnibus Budget Reconciliation Act of 1993.

The State Program

Recognizing the high cost of developing housing in California, the legislature authorized a state low income housing tax credit program to augment the federal tax credit program. Authorized by Chapter 1138, Statutes of 1987, the state credit is only available to a project which has previously received, or is concurrently receiving, an allocation of federal credits. The state program does not stand alone, but instead, supplements the federal tax credit program.

Annual Competitive ("9%") Federal Credits Available

For 2003, each state has an annual housing credit ceiling of \$1.75 per state resident, and may qualify for a prorated share of credits available annually in a national pool comprised of states' unused credits. Beginning January 1, 2004, and thereafter, this amount will be indexed for inflation. Also, credits returned from a credit recipient can be allocated to new projects. From the total ceiling amount available to California, the Committee allocates credit based upon assessments of eligible project costs, as defined by IRC Section 42. The housing sponsor has available ten times the allocation amount, since investors

⁹ Excerpts from "A DESCRIPTION OF CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE PROGRAMS April 2004," California State Treasurer's Office, California Tax Credit Allocation Committee (TCAC), <http://www.treasurer.ca.gov/ctcac/program.pdf>.

can take the annual credit each year for a ten-year period. Although the credit is taken over a ten-year period, the Internal Revenue Code requires that the project remain in compliance for a minimum of 15 years.

Annual State Credits Available

The annual state credit ceiling is currently \$70 million, indexed for inflation (in addition to any unused or returned credits from previous years). Investors take the state credit over a four-year period in contrast to the ten-year federal allocation period. The full four-year state credit allocated to a project is deducted from the annual state credit ceiling, while only the annual federal credit allocated to a project is deducted from the federal ceiling.”

Eligible Projects

Only rental housing projects are eligible for tax credits in both the federal and state programs. Credits can be allocated to new construction projects or for the acquisition and rehabilitation of certain projects. Except for developments financed with proceeds of tax-exempt bonds, credits are allocated on a competitive basis so that those meeting the highest housing priorities and public policy objectives, as determined by the Committee, have first access to credits. Those utilizing tax credits must have an ownership interest in the project for which the credits are awarded. Tax credits are allocated based on the cost basis of the project, including hard and soft development costs associated with building the project. Land costs cannot be included in determining the amount of credits needed.”

For additional information about the low-income housing tax credit programs administered by the California Tax Credit Allocation Committee (CTCAC), please visit CTCAC’s web site at <http://www.treasurer.ca.gov/ctcac/ctcac.htm>.

2. Housing Units of Low Income Housing Tax Credit Projects by SCAG Subregion and Jurisdictions, January 1998--2005¹⁰

The housing projects that have been awarded LIHTC by CTCAC from 1998 through 2005 contain a total of 50,498 housing units in the SCAG region. Almost ninety-three percent, or 46,843, of these units are low-income units. Because virtually all the housing units are multiple-family housing units, the housing units from the LIHTC projects represent a large share of the regional building permits for multiple-family housing units (about 28.9% from January 1998 through December 2005). Table B.1 on pages 28-31 lists total dwelling units, low-income dwelling units, and percentage of the low-income units by subregion and jurisdiction.

Table B.2 on page 32 compares the affordable housing units between RHNA needs and LIHTC projects by subregion. In terms of the percent of the subregional RHNA affordable housing needs being met, the top four subregions are Gateway Cities (71.8%), Coachella Valley (56.8%), San Gabriel Valley (53.2%), and City of Los Angeles (45.8%). However, less than one-fifth of the RHNA affordable housing needs have been met with the LIHTC affordable housing units in nine of the 14 subregions in the SCAG region. For the region as a whole, the LIHTC affordable housing units met little over one quarter of the RHNA affordable housing need.

¹⁰ Data source: California State Treasurer’s Office, California Tax Credit Allocation Committee (TCAC), “County by County Information on Tax Credits Previously Awarded” (<http://www.treasurer.ca.gov/ctcac/mktstudy/countyinfo.xls>) as of January 2006.

Table B.3 on page 32 shows an estimated breakdown of regional building permits by market rate housing units and affordable low income housing tax credit units from 1998 through June 2005. Approximately 92 percent of all building permits issued are for market rate housing while only about 8 percent are for affordable housing.

Table B.4 on page 33 is an estimated income breakdown of regional progress towards meeting housing goals. This region appears to exceed its regional goal for producing market rate housing for higher income households. However, the production of affordable housing for lower income households depends on the availability of Federal and State housing subsidy programs, i.e., the LIHTC programs and is below regional expectations. Local incentive programs such as redevelopment, inclusionary and Home's Trust Funds may add to the affordable housing inventory, but the major new construction program for affordable housing is the LIHTC program.

Table B.1 Housing Units of Low Income Housing Credit Projects 1998-2005

Subregion/City	Total Units	Low Income (LI) Units	LI Units Percent of Total Units
ARROYO VERDUGO			
Burbank	141	43	30%
Glendale	76	74	97%
CITY OF LOS ANGELES			
Los Angeles	13,479	11,135	84%
San Fernando	56	55	98%
Los Angeles County Unincorporated	2,921	2,333	80%
COACHELLA VALLEY			
Blythe	120	80	67%
Cathedral City	579	575	99%
Coachella	954	941	99%
Desert Hot Springs	250	247	99%
Indio	648	643	99%
La Quinta	118	116	98%
Palm Desert	163	162	99%
Palm Springs	350	345	99%
Riverside County Unincorporated	196	191	98%
GATEWAY CITIES			
Avalon	38	36	95%
Bell	63	62	98%
Bellflower	180	179	99%
Commerce	94	93	99%
Compton	42	41	98%
Cudahy	189	180	95%
Downey	95	91	96%
Hawaiian Gardens	264	211	80%

Subregion/City	Total Units	Low Income (LI) Units	LI Units Percent of Total Units
Huntington Park	242	239	99%
La Mirada	282	280	99%
Long Beach	1,993	1,968	99%
Maywood	54	53	98%
Norwalk	305	301	99%
Pico Rivera	132	129	98%
Santa Fe Springs	285	282	99%
Signal Hill	152	149	98%
Whittier	50	49	98%
Los Angeles County Unincorporated	72	71	99%
IMPERIAL COUNTY			
Brawley	392	387	99%
Calexico	240	237	99%
Calipatria	81	79	98%
El Centro	153	151	99%
Holtville	161	161	100%
Imperial	160	160	100%
Westmorland	64	65	102%
Imperial County Unincorporated	129	127	98%
NORTH LOS ANGELES COUNTY			
Lancaster	934	924	99%
Palmdale	620	613	99%
Santa Clarita	464	462	100%
Los Angeles County Unincorporated	150	149	99%
ORANGE COUNTY			
Anaheim	1,448	1,423	98%
Buena Park	296	293	99%
Fountain Valley	156	154	99%
Fullerton	561	560	100%
Garden Grove	406	403	99%
Huntington Beach	319	295	92%
Irvine	693	686	99%
La Habra	72	71	99%
La Palma	304	304	100%
Laguna Beach	98	96	98%
Laguna Hills	51	51	100%
Mission Viejo	143	142	99%
Newport Beach	120	119	99%
Orange	492	489	99%

Subregion/City	Total Units	Low Income (LI) Units	LI Units Percent of Total Units
Placentia	55	54	98%
San Clemente	308	304	99%
San Juan Capistrano	84	66	79%
Santa Ana	584	580	99%
Tustin	203	202	100%
Westminster	276	273	99%
Yorba Linda	145	143	99%
Orange County Unincorporated	349	345	99%
SAN GABRIEL VALLEY			
Alhambra	205	203	99%
Arcadia	54	53	98%
Azusa	120	118	98%
Baldwin Park	71	70	99%
Claremont	150	149	99%
Covina	180	178	99%
El Monte	210	208	99%
La Puente	132	131	99%
La Verne	110	109	99%
Monrovia	78	77	99%
Montebello	189	189	100%
Monterey Park	175	173	99%
Pasadena	484	480	99%
Pomona	496	491	99%
West Covina	658	552	84%
Los Angeles County Unincorporated	647	645	100%
SANBAG			
Adelanto	162	160	99%
Barstow	162	160	99%
Chino	102	102	100%
Colton	286	207	72%
Fontana	345	341	99%
Grand Terrace	120	108	90%
Hesperia	209	198	95%
Highland	185	184	99%
Montclair	175	157	90%
Needles	81	80	99%
Ontario	106	104	98%
Rancho Cucamonga	262	259	99%
Rialto	372	369	99%

Subregion/City	Total Units	Low Income (LI) Units	LI Units Percent of Total Units
San Bernardino	713	105	99%
Upland	137	136	99%
Victorville	908	870	96%
SOUTH BAY CITIES			
Carson	211	208	99%
Inglewood	91	72	79%
Torrance	180	178	99%
Los Angeles County Unincorporated	333	329	99%
VENTURA COUNTY			
Camarillo	178	177	99%
Fillmore	50	49	98%
Moorpark	190	189	99%
Oxnard	1,228	1,209	98%
Santa Paula	134	132	99%
Simi Valley	394	357	91%
Thousand Oaks	213	209	98%
Ventura	119	118	99%
WESTERN RIVERSIDE			
Banning	162	160	99%
Beaumont	144	142	99%
Corona	592	585	99%
Hemet	151	150	99%
Moreno Valley	408	404	99%
Murrieta	64	62	97%
Perris	161	159	99%
Riverside	1,104	1,068	97%
Temecula	142	140	99%
Riverside County Unincorporated	375	374	100%
WESTSIDE CITIES			
Santa Monica	169	166	98%
West Hollywood	44	42	95%
SCAG Region Total	50,498	46,843	93%

**Table B.2 Comparison of RHNA Affordable Housing Units¹¹ (1998-June 2005) and
LIHTC Affordable Housing Units¹² (1998- 2005)**

SUBREGION	RHNA Affordable Housing Need		LIHTC Affordable Housing Units		% of RHNA Affordable Housing Needs Met
	#	% of regional total	#	% of regional total	
ARROYO VERDUGO	4,770	2.9%	117	0.2%	2.5%
CITY OF LOS ANGELES	28,948	17.5%	13,703	29.3%	45.8%
COACHELLA VALLEY	6,035	3.7%	3,426	7.3%	56.8%
GATEWAY CITIES	6,103	3.7%	4,384	9.4%	71.8%
IMPERIAL VALLEY	5,458	3.3%	1,367	2.9%	25.0%
LAS VIRGENES	948	0.6%	0	0.0%	0.0%
NORTH LOS ANGELES	17,361	10.5%	2,148	4.6%	12.4%
ORANGE COUNTY	24,771	15.0%	7,053	15.1%	28.5%
SAN BERNARDINO COUNTY	21,922	13.3%	4,140	8.8%	18.9%
SAN GABRIEL VALLEY	7,181	4.3%	3,826	8.2%	53.2%
SOUTH BAY CITIES	2,773	1.7%	787	1.7%	28.4%
VENTURA COUNTY	7,056	4.3%	2,440	5.2%	34.6%
WESTERN RIVERSIDE	29,540	17.9%	3,244	6.9%	11.0%
WESTSIDE CITIES	2,353	1.4%	208	0.4%	8.8%
REGIONAL TOTAL	165,219	100.0%	46,843	100.0%	28.4%

**Table B.3 Regional Building Activity:
Market Rate Housing Units¹³ vs. Affordable Housing Units¹⁴**

Housing Type	Building Permits	Market Rate Housing	Affordable Housing
Single-family	392,407	392,407	N/A
Multi-family – market rate	115,453	115,453	N/A
Multi-family – tax credits	46,843	N/A	46,843
Total	554,703	507,860	46,843
Percent	100%	92%	8%

¹¹ Low and very low income units.

¹² Low income units.

¹³ Based on building permits issued from 1998 through 2005.

¹⁴ Based on the low income units from the LIHTC projects awarded 1998 through Dec 2005.

Table B.4 Progress towards Meeting Regional Housing Goals by Income Group

Income Group	RHNA Construction Need ¹⁵		Building Permits ¹⁶		Percent of Goal
	#	% of total	#	% of total	
Higher Income	272,765	62%	507,860	92%	186%
Lower Income	165,219 ¹⁷	38%	46,845 ¹⁸	8%	28%
Total	437,984	100%	554,703	100%	127%

¹⁵ January 1998 – June 2005.

¹⁶ January 1998 – Dec 2005.

¹⁷ Very low income and low income housing units.

¹⁸ Low income units from the LIHTC projects awarded 1998 through Dec 2005.

APPENDIX C: EXTENSION OF REGIONAL HOUSING NEED ALLOCATION PROCESS

STATE OF CALIFORNIA, BUSINESS, TRANSPORTATION AND HOUSING AGENCY
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
OFFICE OF THE DIRECTOR
1800 Third Street, Room 420
Sacramento, CA 95814
(916) 443-4775
Fax (916) 324-3107
www.hcd.ca.gov

ARNOLD SCHWARZENEGGER Governor



July 6, 2005

Mr. Mark Pisano, Executive Director
Southern California Association of Governments (SCAG)
818 W. 7th Street, 12th floor
Los Angeles, California 90017

Dear Mr. Pisano:

RE: Pending Regional Housing Need Allocation Process

This is in response to your letter requesting the regional housing need determination (RHND) and allocation (RHNA) in the SCAG region be coordinated with the Regional Transportation Plan (RTP) process, pursuant to Government Code Section 65584.02. As you are aware, this presents an opportunity to implement this new provision of law, actively supported by SCAG, enacted by Chapter 696, Statutes of 2004 (AB 2158, Lowenthal). The objective of these new provisions is to improve the coordination of planning for housing and transportation, and should benefit your members and the State.

Your letter requested the following:

1. The forecast being developed by SCAG for the 2007 RTP update be used as the basis for allocating housing need.
2. The duration of the planning period for housing elements in the SCAG region be six years.
3. The deadline for the submission of the housing element updates be July 1, 2008. The following major milestones of the RHNA process were proposed:

a. Consultation on region's share of statewide housing need	11/1/05
b. Determination of region's share of statewide housing need	5/1/06
c. Final determination of local shares	7/1/07
d. Adopted housing element updates due	7/1/08

The Department of Housing and Community Development (Department) staff met with Lynn Harris and other SCAG staff on March 1, 2005 to discuss this request, and advised staff that the Department would accept the request to combine the RHNA process with the forecasting process for the 2007 RTP, such that the final adoption by SCAG of RHNA's as required by Government Code Section 65584.05(h) occur no later than July 1, 2007. As you know,

Government Code Section 65584 requires SCAG to adopt a final RHNA plan at least one year before the housing element due date. This means that the next (fourth) statutory due date for housing elements within the SCAG region, as otherwise set forth in Government Code Section 65588 (e)(1), is extended to June 30, 2008 (instead of June 30, 2006).

The next steps are to define the data sources and methodologies for those portions of the RHNA process specific to housing in consultation with you and your staff. Your letter included some of the information required by Government Code Section 65584.02, but some of the data items and information must be updated and other information must still be provided during the consultation process, as it applies to the pending 2007 RTP, rather than the existing (2004) RTP. The Department is committed to acting in a timely manner, in addition to another meeting with your staff to exchange information as soon as possible.

To ensure the effective implementation of this new collaborative process, it is especially critical that procedural timelines be met; doing so will yield the additional benefit of avoiding the pitfalls encountered in the past. We therefore urge you to take every opportunity to work closely with your subregions and local government members to undertake the required statutory steps as early as possible. It is also important to do so in a manner whereby the processes and distinctions between the RHNA and RTP forecasting and processes are clear and, while dovetailed, are understandable.

As you know, the extension process was developed by the Housing Element Working Group to facilitate better coordination between housing and transportation planning. The leadership and commitment of Working Group members, including SCAG, were critical to reaching the necessary consensus to adopt comprehensive reforms. The Department also recognizes and appreciates your commitment to support the collaborative efforts and goals of Secretary Sunne Wright McPeak, of the Business, Transportation, and Housing Agency (BTH), to incorporate further improvements to the long-range housing and transportation planning processes.

However, the State continues to face a growing housing crisis that threatens California's economic prosperity and long-term competitiveness as well as the quality of life for all residents. The housing crisis is reflected in declining affordability and increasing home prices. According to the California Association of Realtors, the April 2005 housing affordability index (the percentage of households that can afford a median priced home) dropped to 11 percent for Orange County, 16 percent for Los Angeles, and 20 percent for Riverside/San Bernardino Counties. As a result, it is critical that SCAG reinforce each community's obligation to continue implementing their existing housing elements and approving additional housing to meet existing and projected housing needs. This is especially critical during the extension period, because as you know, the RHNA represents the minimum need for additional housing during the planning period and does not represent a cap. Local governments should also be mindful of Government Code Sections 65008, 65863, 65913, and 65589.5 as they continue implementing their housing elements and considering applications for housing projects.

Mr. Mark Pisano, Executive Director
Page 3

The Department looks forward to continuing to work in partnership with SCAO to improve housing planning and implementation in California and to determine the region's share of statewide housing need. If you, or your staff, have any questions, please feel free to contact me at (916) 323-3177 or Linda Wheaton, Assistant Deputy Director, at (916) 327-2642.

Sincerely,

A handwritten signature in cursive script that reads "Cathy E. Creswell". The signature is written in dark ink and is positioned above the printed name and title.

Cathy Creswell
Deputy Director

ACKNOWLEDGEMENT

SCAG Management

Mark Pisano, Executive Director
Jim Gosnell, Deputy Executive Director
Bert Becker, Interim Chief Financial Officer
Karen Tachiki, Chief Counsel and Director of Intergovernmental Relations
Hasan Ikhata, Director, Planning and Policy Department
Keith L. Killough, Director, Information Services Department
Lynn Harris, Manager, Community Development

Editor

Joe Carreras, Lead Regional Planner

Prepared by:

April Grayson, Associate Regional Planner
Hsi-Hwa Hu, Senior Regional Planner
Ma'Ayn Johnson, Assistant Regional Planner
JiHong McDermott, Senior Regional Planner
Frank Wen, Senior Economist and Acting Lead Regional Planner

Cover Designed by:

Welma Fu, Senior Graphic Designer

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